

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, October 11, 2023**

Attendees:

Board Members: Bill Bedford, Chair
Betsey Miller
Pete Marchetti

Advisors: John Loveless, Counsel
Jim Perry, Building Inspector

Conservation Board Liaison: Andrew Karpowich

Administrator: Christeen CB Dür

The meeting began at 7:02pm. Mr. Peter Senatore attended the meeting to submit his resignation from the Water Control Commission. He just celebrated his 96th birthday and feels it is time to retire. He expressed how this has been a very enjoyable experience to be on this Commission with his fellow members. Mr. Bedford thanked Mr. Senatore for his service, great insights and expertise during his time on the Commission. He said Mr. Senatore will be greatly missed. Mr. Bedford introduced the rest of the Board Members and explained the process of the meeting. Each applicant presents their proposed sequence of work and site plan. The Board Members will ask questions and anyone attending the meeting is welcome to ask questions as well. Mr. Loveless explained to all the applicants that now that the Commission currently only has 3 voting members that any vote has to be unanimous so the applicant will have the option whether to proceed with a vote or postpone until 2 members are added to the Commission.

Old Business:

26 Pound Ridge Road LLC, Deborah Schmidt- member

26 Pound Ridge Road, Block 9818, Lot 16

Application to demolish existing wooden structure & build a new home on the existing foundation/footprint.

Zoning District: R-2A, Acres: 2.57

Other Boards: Planning Board

Mr. Julian Staller, design professional, explained he has added a no mow buffer and the dumpster in the staging area on the site plan. He said he added a stormwater catchment basin based on advice from the Planning Board. Mr. Bedford said the dimensions of the driveway need to be added to the site plan along with a note that says the driveway can not be expanded. In addition, a note needs to be added that the no mow area can not be changed by any future owner. Mr. Bedford said the site plan also needs a note saying any debris from the demolition will not be near the pond. Mr. Staller said they will put up a silt fence and confirmed the garage will remain. Mr. Perry said the applicant needs a signoff from the WCDOH to reuse the septic. Mr. Staller said he is waiting to hear back from the WCDOH.

Mr. Bedford made a motion to approve the application on the condition that all the notes described are added to the site plan, Planning Board approval and WCDOH approval with a bond of \$5,000, Mr. Marchetti seconded the motion. All board members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by 26 Pound Ridge Road LLC- Deborah Schmidt- member, 26 Pound Ridge Road, to demolish an existing wooden structure and build a new home on the existing foundation and footprint, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

FIRST, once siltation protective measures are in place, the Building Inspector shall be notified and within 48 hours (two working days) a site inspection shall be performed. Prior to commencing work within the minimum

activity setback area, all protective measures shall comply with specifications of the Building Inspector and/or Commission. The limit of any tree disturbance should be flagged in the field and noted on the plans.

SECOND, prior to removal of the siltation protective measures, it will be necessary to notify the Building Inspector at least 48 hours (2 working days) of the intent to remove the barrier so a site inspection can be performed. Said barriers shall not be removed until so authorized by the Building Inspector and/or Commission.

THIRD, interim inspections may be made by the Building Inspector and/or Commission at any time. The Building Inspector is authorized by the Commission to act in its behalf, if necessary, in any emergency.

FOURTH, this resolution of approval is not a permit to start clearing, grading or construction of the site. Upon receipt of all fees, bonds, and revised plans, if required, the construction permit will be issued by the Building Inspector.

FIFTH, if the plans and conditions as specified and approved are not fully complied with as determined by the Building inspector, said permit shall be voided. In such event, all work must cease, except for temporary mitigating procedures as may be required, and the applicant shall be required to apply to the Commission for a new hearing and reinstatement of the permit, if necessary.

SIXTH, within thirty (30) days after completion of all work allowed under said permit, as-built drawings and consultant's verification shall be submitted. An engineer, landscape architect or architect licensed by the State of New York shall verify that the work has been completed in compliance with the approved permit documents. The Commission shall be notified if there is any change in the plans.

SEVENTH, when all work allowed under a permit is deemed acceptable, the Town Engineer and/or Commission shall issue a Certificate of Completion.

EIGHTH, a bond in the amount of \$5,000 shall be required to ensure that the work is performed in a manner that complies with the permit documents. The bond shall be posted with the Town of Pound Ridge prior to the commencement of work. Said bond shall be processed for release once a Wetlands Activity Completion certificate is issued.

BASIS FOR DECISION: Applying Chapter 63-25 of the Wetland Ordinance, the Commission finds that the proposed site is the best practical alternative, that adequate safeguards for the protection and preservation of the environment will be taken to protect the wetlands and the proposed action is not averse to the general health, safety, or economic and general welfare of the residents of Pound Ridge and is in accordance with the intent of the Town's Freshwater Wetlands Ordinance. The plan provides for the state-of-the art wetland and ground water safeguards, which will effectively protect potable water sources, preserve the wetland function, and protect against flood pollution and disturbances to the wetlands.

Herbert Chou

95 Conant Valley Road, Block 9827, Lot 32

Application to build an 18' x 41' pool, fence & spa with stone terrace, expand parking court, new front entry steps, new level lawn, expand wooden deck, create a landing & staircase from parking court to pool terrace, create a storage/pool equipment room below pool terrace, install driveway gates, pave portions of the driveway, relocate septic, site drainage modifications & plantings.

Zoning District: R-3A, Acres: 8.9

Other Boards: Planning Board

Mr. Dave Sessions, engineer, explained the Planning Board is preparing a draft resolution for their October meeting. He said he will address all items in the Town Engineer's memo. Mr. Sessions reviewed the updated plans and how they removed a portion of the parking court. Mr. Bedford said the details of the pool drawdown needs to be noted on the site plan. Mr. Sessions reviewed the retaining walls, the lawn area and driveway. He said they will be submitting a full erosion control plan. Ms. Tara Vincenta, landscape architect, reviewed the details of the landscaping plan from the plantings around the house to the trees along the driveway. Mr. Bedford said they need to indicate a limit of lawn on the site plan. Ms. Vincenta said she will add the limit of lawn and explained they are keeping the existing woodland areas and steep rocks around the lawn. Mr. Perry noted that the distance between the driveway gates has to be 16'. Mr. Sessions said they will clarify what is existing and proposed for landscaping on the site plan and make sure the gates are installed according to the Town Code. He will also add a sequence of work to the site plan. Mr. Sessions clarified the 5 main areas of disturbance, no trees are to be removed and they will be allowed to use the existing septic.

Mr. Marchetti made a motion to approve the application on the condition that all the notes described are added to the site plan, Planning Board approval and WCDOH approval with a bond of \$3,000, Ms. Miller seconded the motion. All board members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Herbert Chou, 95 Conant Valley Road, to build a pool, fence and spa with a stone terrace, expand parking court, new front entry steps, new level lawn, expand wooden deck and create a landing and staircase from the parking court to the pool terrace, create a storage area for the pool equipment below the terrace, install driveway gates, pave portions of the driveway, relocate septic, and site drainage modifications and plantings, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

FIRST, once siltation protective measures are in place, the Building Inspector shall be notified and within 48 hours (two working days) a site inspection shall be performed. Prior to commencing work within the minimum activity setback area, all protective measures shall comply with specifications of the Building Inspector and/or Commission. The limit of any tree disturbance should be flagged in the field and noted on the plans.

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SIXTH, within thirty (30) days after completion of all work allowed under said permit, as-built drawings and consultant's verification shall be submitted. An engineer, landscape architect or architect licensed by the State

of New York shall verify that the work has been completed in compliance with the approved permit documents. The Commission shall be notified if there is any change in the plans.

SEVENTH, when all work allowed under a permit is deemed acceptable, the Town Engineer and/or Commission shall issue a Certificate of Completion.

EIGHTH, a bond in the amount of \$3,000 shall be required to ensure that the work is performed in a manner that complies with the permit documents. The bond shall be posted with the Town of Pound Ridge prior to the commencement of work. Said bond shall be processed for release once a Wetlands Activity Completion certificate is issued.

BASIS FOR DECISION: Applying Chapter 63-25 of the Wetland Ordinance, the Commission finds that the proposed site is the best practical alternative, that adequate safeguards for the protection and preservation of the environment will be taken to protect the wetlands and the proposed action is not averse to the general health, safety, or economic and general welfare of the residents of Pound Ridge and is in accordance with the intent of the Town's Freshwater Wetlands Ordinance. The plan provides for the state-of-the-art wetland and ground water safeguards, which will effectively protect potable water sources, preserve the wetland function, and protect against flood pollution and disturbances to the wetlands.

New Business:

Abby R. Simpson

125 Eastwoods Road, Block 9822, Lot 20

Application to demolish & rebuild a house in the existing footprint.

Zoning District: R-2A & R-3A, Acres: 68.15 Other Boards: Planning Board

Mr. Jim Taylor, architect, reviewed the plans to demolish the existing home and rebuild it in the same architectural style as the existing home and same footprint. He detailed how their prior renovation plan that was approved by the Water Control Commission last year was not able to be achieved because the existing foundation and slab are compromised and the frame is sagging. Mr. Taylor explained that the owner's goal is to age in place in this home. He discussed the details to achieve this goal. They would like to make the home more energy efficient by replacing the thin walls and roof and remove the antiquated windows and the exposed crawl space. After the renovation plan was approved they realized they could not use the existing foundation. Mr. Taylor said he will add foundation and footing details.

Mr. Tim Allen, engineer, said they would like to install a new HVAC system and pitch the roof for better drainage. He confirmed the house will remain a 5-bedroom home. Mr. Allen said their goal is to use the existing septic but awaiting approval from the WCDOH to do some repairs to it and add a pump chamber. Mr. Louis Fusco, landscape architect, reviewed the landscaping plan that will include adding 2 bio retention areas. Mr. Fusco confirmed that he will add a limit of lawn to the site plan and Mr. Allen confirmed that he will be adding a propane tank and dumpster to the site plan all per the Commission's request. Mr. Bedford said a note needs to be added that the contractor will remove all debris. Mr. Taylor said they hope to keep some of the existing foundation. Mr. Perry advised that they should apply to remove the entire foundation just in case they need to so they do not have to come back and amend the approval with the Water Control Commission and the Planning Board. Mr. Bedford said it is too bad the renovation plan did not work and acknowledged that this application is for a new house in the same footprint with the same number of bedrooms. Mr. Bedford said a note stating the wetland buffer with dimensions be maintained as drawn on the site plan. Mr. Bedford said any approval is subject to Planning Board and WCDPH approvals.

Ms. Miller made a motion to approve the application on the condition that all the notes described are added to the site plan, Planning Board approval and WCDOH approval with a bond of \$10,000, Mr. Marchetti seconded the motion. All board members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Abby Simpson, 125 Eastwoods Road, to demolish and rebuild a house in an existing footprint, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

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SIXTH, within thirty (30) days after completion of all work allowed under said permit, as-built drawings and consultant's verification shall be submitted. An engineer, landscape architect or architect licensed by the State of New York shall verify that the work has been completed in compliance with the approved permit documents. The Commission shall be notified if there is any change in the plans.

SEVENTH, when all work allowed under a permit is deemed acceptable, the Town Engineer and/or Commission shall issue a Certificate of Completion.

EIGHTH, a bond in the amount of \$10,000 shall be required to ensure that the work is performed in a manner that complies with the permit documents. The bond shall be posted with the Town of Pound Ridge prior to the commencement of work. Said bond shall be processed for release once a Wetlands Activity Completion certificate is issued.

BASIS FOR DECISION: Applying Chapter 63-25 of the Wetland Ordinance, the Commission finds that the proposed site is the best practical alternative, that adequate safeguards for the protection and preservation of the environment will be taken to protect the wetlands and the proposed action is not averse to the general health, safety, or economic and general welfare of the residents of Pound Ridge and is in accordance with the intent of the Town's Freshwater Wetlands Ordinance. The plan provides for the state-of-the art wetland and ground

water safeguards, which will effectively protect potable water sources, preserve the wetland function, and protect against flood pollution and disturbances to the wetlands.

Edward A. Bartel

80 Eastwoods Road, Block 9824, Lot 8.1

Application for interior renovations, additions to an existing home & wetland buffer mitigation plan. Scope of work includes expanding the main house including a new 2 car garage, mudroom & turning the existing garage into a living space. Work includes bay windows, new bedroom, roof dormers & reconfiguring the 2nd floor.

Zoning District: R-3A, Acres: 3.38

Mr. Jeff Mose, architect, reviewed the plans to build an addition to the existing home and a new garage. He explained the details of the interior renovations and changes to the driveway. Mr. Mose said the house will remain 4 bedrooms but the existing garage will change to a living space. He said they are working with a landscape architect to eliminate 2 grass areas and will add it to the site plan. Mr. Mose said the only new foundation will be for the new garage. The interior renovations to the 2nd floor will have a new flat roof with appropriate drainage.

Ms. Miller made a motion to approve the application on the condition that all the notes described are added to the site plan with a bond of \$2,000, Mr. Bedford seconded the motion. All board members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Edward Bartel, 80 Eastwoods Road, to build an addition to an existing home, and a new garage and interior renovations, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

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SEVENTH, when all work allowed under a permit is deemed acceptable, the Town Engineer and/or Commission shall issue a Certificate of Completion.

EIGHTH, a bond in the amount of \$2,000 shall be required to ensure that the work is performed in a manner that complies with the permit documents. The bond shall be posted with the Town of Pound Ridge prior to the commencement of work. Said bond shall be processed for release once a Wetlands Activity Completion certificate is issued.

BASIS FOR DECISION: Applying Chapter 63-25 of the Wetland Ordinance, the Commission finds that the proposed site is the best practical alternative, that adequate safeguards for the protection and preservation of the environment will be taken to protect the wetlands and the proposed action is not averse to the general health, safety, or economic and general welfare of the residents of Pound Ridge and is in accordance with the intent of the Town's Freshwater Wetlands Ordinance. The plan provides for the state-of-the art wetland and ground water safeguards, which will effectively protect potable water sources, preserve the wetland function, and protect against flood pollution and disturbances to the wetlands.

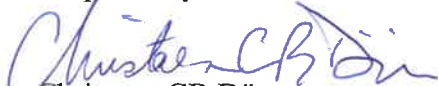
Minutes Approval:

Adoption of Minutes from the Meeting of September 13, 2023

Ms. Miller made a motion to approve the Minutes from the September 13, 2023 meeting, Mr. Bedford seconded the motion. All members voted to approve the Minutes as distributed.

The next meeting will be Wednesday, November 8 at 7pm. Mr. Bedford adjourned the meeting at 8:31pm.

Respectfully submitted,


Christeen CB Dür